Karen Johnson Davidson County
Batch# 989011 AFFIDAVITH
04/05/2023 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230405-0024948

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201

New Owner Address:	Send Tax Bills To:	Parcel Number:
Patricia May Coffey, Stephanie Smith Taylor Lamb, Jonathan Platt, and David Platt 1217 Ardee Avenue Nashville, TN 37216	Same	061 15 0 073.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Maurine Michele Hall, being first duly sworn according to law and being of lawful age and a resident of Davidson County, Tennessee, and pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. This affidavit of heirship is given for general purposes, and specifically to confirm the vesting of title in a certain tract or parcel of improved real property commonly known as 1217 Ardee Avenue, Nashville, TN 37216 ("Property") which are more particularly described in Exhibit A.

2. I have been personally acquainted with Paul Wayne Lamb ("Decedent"), Patricia May Coffey, Paul Wayne Lamb, Jr., Michelle Nicole Lamb, Stephanie Smith, Taylor Lamb, Jonathan Platt, and David Platt, and I am familiar with Decedent and the other aforementioned individuals' family histories.

3. Decedent was the sole owner of the Property.

4. Decedent died intestate on July 26, 2022, a resident of Nashville, Davidson County, Tennessee.

5. Decedent was married at the time of his death to Patricia May Coffey. Decedent had two children, Paul Wayne Lamb, Jr. and Michelle Nicole Lamb, both of whom predeceased Decedent.

6. Decedent is survived by four grandchildren, Taylor Lamb, Stephanie Smith, Jonathan Platt, and David Platt.

7. Decedent's heirs-at-law are Decedent's wife, Patricia May Coffey, and four surviving grandchildren, Taylor Lamb, Stephanie Smith, Jonathan Platt and David Platt.

8. All right, title, and interest of Decedent in the Property passed by intestacy to Decedent's surviving wife, Patricia May Coffey, and his four grandchildren, Taylor Lamb, Stephanie Smith, Jonathan Platt and David Platt, upon Decedent's death.

9. Patricia May Coffey is a one third (1/3) tenant-in-common owner of the property, and Taylor Lamb, Stephanie Smith, Jonathan Platt and David Platt, are equal one-sixth (1/6) tenant-in-common owners of the Property.

10. I swear that the above information is true and correct to the best of my knowledge, information, and belief.

Further, affiant saith not.

DATED, Mar 28, 2023.

Maurine Michele Hall

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Maurine Michele Hall, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, personally appeared before me, a public notary, and acknowledged to be the person who executed the foregoing instrument for the purposes therein contained on March 28, 2023.

Notary Public

My Commission Expires: 1-11-2026

CODY KLEINSCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026

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EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 34 of Block "C", on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 50 feet on the northerly side of Ardee Avenue and runs back 271.8 feet in the Eastwardly line and 269.3 Feet on the Westwardly line to a deed line measuring 50 feet thereon.

BEING the same property conveyed to Paul W. Lamb and wife, Patricia T. Lamb by Warranty Deed from Richard S. Rouch and wife, Helen Rouch and Janet R. McNish and husband Charles Kent McNish, being the only heirs at law of Jack Rouch and wife, Ellen Bates Rouch of Record in Book 5237, pages 419, Register's Office for Davidson County, Tennessee. The property being conveyed to Paul Wayne Lamb by Final Decree dated March 20, 1981, in the Second Circuit Court for Davidson County, Tennessee in the case of *Paul Wayne Lamb v. Patricia Taylor Lamb*, Docket No. No 80D-4066 of record in Book 6686, page 500, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Andrew J. Bellm, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 28, 2023.

Affiant Signature

Date: April 5, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of April, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

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